

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, APRIL 14, 2010

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Commissioner Absent: Robert Klancher, Chairman, Broad Run District.

Staff Present: John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Planners: Michael Elabarger, Rodion Iwanczuk, Sophia Fisher, Stephen Gardner, Ginny Rowen, Marchant Schneider; Jackie Brabble, Building and Development; Nancy Bryan, Recording Secretary.

1. ACTION SUMMARY REVIEW

- a. The Action Summary of March 3, 2010 was approved. (8-0-1, Klancher absent).
- b. The Action Summary of March 12, 2010 was approved (8-0-1, Klancher absent).
- c. The Action Summary of March 24, 2010 was approved (8-0-1, Klancher absent).

2. DISCLOSURES

- a. Ms. Robinson met on 3/25/10 with Mark Looney, Tracey White, and Marchant Schneider regarding the StoneSpring Medical Center application; met on 4/10/10 with Art Fucillo, Zeb Hoffman, Annie Goode, Commissioner Syska, and Stephen Gardner regarding the Dulles Town Center application; attended and worked on 4/10/10 at the Leesburg Youth Job Fair and spoke with many businesses; spoke on 4/14/10 with Mark Looney.
- b. Mr. Keirce met on 4/1/10 with Art Fucillo, Zeb Hoffman, and Bill Fissel regarding the Dulles Town Center application; had a phone conversation on 4/9/10 with Mike Scott regarding the Kincora Village Center application; had a meeting on 4/13/10 with Chris Rudy of Greenvest, Packie Crown, Dave Culbert, and Dave Anderson, Kirkpatrick Farms HOA.
- c. Ms. Maio had a phone conversation on 4/12/10 with Mark Looney regarding the StoneSpring Medical Center; met on 4/14/10 with Dulles Town Center representatives.
- d. Ms. Syska met on 4/9/10 with Commissioner Robinson and Dulles Town Center representatives; met on 4/13/10 with Mark Looney and Tracey White regarding the StoneSpring Medical Center application.
- e. Mr. Ruedisueli exchanged e-mails with Bruce McLeod with respect to meeting with Mike Curtis and Bob Bisson, all from NOVEC concerning an overview of NOVEC's operations in Loudoun – the meeting was set for May 19, 2010.

3. BRIEFING OF THE APRIL 28, 2010 PUBLIC HEARING ITEMS

a. PURC 2010-0001, Review and Approval of Modifications to the Town of Purcellville Land Development and Subdivision Control Ordinance

Items discussed included whether the JLMA would be subject to the Chesapeake Bay Preservation Act Policies; and the review of JLMA applications by the County and Town.

b. SPEX 2010-0005, Hamilton Well 14, Stone Eden Property

Items for further discussion include the size of the control building and generator; confirmation that Stone Eden Drive is paved; landscape modification; building height; noise mitigation; improvement of gravel driveway without paving.

c. CMPT 2009-0008, T-Mobile Harrison Property

Items for further discussion include a dome on the silo; structural integrity; security fence for equipment shelters; area of coverage.

d. ZCPA 2009-0010, Townes of East Gate Proffer Amendment

Items for further discussion include the length of the additional lane; timing of dedication of a specific road segment; specific dedication east of Gum Spring Road, or in that general area.

e. ZRTD 2009-0003, Steeplechase

There were no items for further discussion.

f. SPEX 2009-0034, CMPT 2009-0015, Western Loudoun Sheriff Substation

Items for further discussion include the distance to nearby residences; landscaping and buffering; noise mitigation; building materials; LEED certification; Round Hill JLMA; comparison to the Eastern Loudoun facility; applicant discussion of land acquisition, community input/response; station operation procedures, and parking.

g. ZMOD 2008-0010, Ashburn Village Shopping Center Comprehensive Sign Plan

Items for further discussion include any community meetings; HOA reaction; definition of In-Line versus Endcap building signs; comparison to currently approved drive-thru signs; current signs that will be retained; comparison of current signs versus proposed signs.

h. SPEX 2007-0021, StoneSpring Medical Center

Items for further discussion include within the hospital lobby an illustrative exhibit of the Glascock landing field; traffic signal at the hospital entrance; Route 50/Stone Springs Boulevard intersection; timing of road improvements.

i. ZCPA 2009-0007, ZMOD 2009-0004, Belmont Glen Village

Items for further discussion by the applicant include R-8 lot requirements (traditional vs. standard); average home cost; required ADU's without the buy-out; wetland mitigation (former Proffer 34); sizing of the stormwater management pond; comparison of the approved zoning modifications with those proposed; explanation of the proposed reduction of LID measures; explanation if "traditional" design was the original intent; explanation of native plant materials, "*if available*"; confirmation of the noted plat corrections; explanation of Proffer 24 regarding the stormwater management pond (SWM); Proffer 27 – addition of Lot 48.

Items for further discussion by staff include position on LID removal/stormwater management pond; Proffer Sheets 6 and 8.

3. NEW BUSINESS

- a. Planning Commission Bylaws have been revised by the County Attorney and will be provided to the Commission.

4. ROUTE 28 CPAM UPDATE

Roundtable facilitated discussions were held on March 19th and 20th at Claude Moore Recreation Center with 50 people in attendance. A summary of table discussions and issues papers presented at those meetings will be available online. The next stakeholder meetings are scheduled for April 26th and May 24th.